

VERIZON - NEW 10 YR LEASE

31450 NORTH US HIGHWAY 12, LAKEMOOR (CHICAGO), IL 60051



OFFERING MEMORANDUM

Marcus & Millichap



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MEADOW APARTMENTS

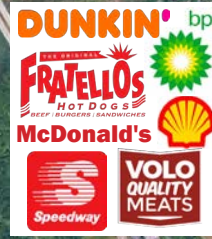
±560 Multifamily Units Approved

ROCKWELL PLACE

±227 Single-Family Homes
Approved & Platted

31,700 CPD

N US HWY 12



27,900 CPD

W BELVEDERE RD

SAVANNAH OF LAKEMOOR

±75 Single-Family Homes



LAKEMOOR COMMONS

LANCASTER FALLS

±305 Single-Family Homes

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SYMPHONY MEADOWS

±765 Single-Family Homes
& Townhomes

±90-Acre Mixed-Use Development
Featuring ±490K SF Retail Space
and ±155 Multi-Family Units

VOLO TOWN CENTER



Executive Summary

31450 N US Hwy 12, Lakemoor (Chicago), IL 60051

FINANCIAL SUMMARY

Price	\$3,424,000
Cap Rate	6.50%
Building Size	±3,000 SF
Net Cash Flow	6.50% \$222,581
Year Built	2026
Lot Size	0.79 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof and Structure	Landlord Responsible
Tenant	Cellular Sales of Illinois, LLC
Guarantor	Cellular Sales of Knoxville, LLC
Lease Commencement Date	August 10, 2026
Lease Expiration Date	August 31, 2036
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
8/10/2026 – 8/31/2031	\$222,581.04	6.50%
9/1/2031 – 8/31/2036	\$244,839.00	7.15%
Renewal Options	Annual Rent	Cap Rate
Option 1 (9/1/2036 – 8/31/2041)	\$269,322.96	7.87%
Option 2 (9/1/2041 – 8/31/2046)	\$296,255.04	8.65%

Base Rent	\$222,581
Net Operating Income	\$222,581
Total Return	6.50% \$222,581

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27,900 CPD
W BELVEDERE RD

McDonald's

LAKE STREET
MOTORS



Popeyes
LOUISIANA KITCHEN
Coming Soon

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31,700 CPD
N US HWY 12

WOODMAN'S
MARKETS

BUONA

WOODMAN'S
Gas Station





WOODMAN'S
Gas Station

PANDA EXPRESS
CHINESE KITCHEN
Coming Soon

WOODMAN'S
Gas Station & Auto Center

NO
BO

CHIPOTLE
MEXICAN GRILL
Jersey Mike's
SUBS
WING-STOP

FRATELLO'S
HOT DOGS
DUNKIN'

27,900 CPD
W BELVEDERE RD



BUONA

POPEYES
LOUISIANA KITCHEN
Coming Soon

WOODMAN'S
MARKETS

WOODMAN'S
Gas Station

31,700 CPD
N US HWY 12

LAKE STREET
MOTORS



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease - 2026 Construction - Chicago MSA**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Tenant/Guarantor is One of the Largest Verizon Wireless Retailers in the U.S. with More Than 800 Locations Across 41 States**
- » Affluent Trade Area - Average Household Income Exceeds \$162,000 within 1 Mile
- » **Situated at Lakewood's Primary Retail Intersection, Outparcel to Woodman's Food Market and Adjacent to National Tenants: Starbucks, Chipotle, Taco Bell, and More**
- » High Traffic Location Near the Corner of North US Highway 12 and West Belvedere Road (±59,600 Combined Cars per Day at the Intersection)
- » **Located in the Chicago MSA with 89,635 Residents within a 5-Mile Radius**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	2,420	21,337	89,540
2025 Estimate	2,422	21,360	89,635

Households

2030 Projections	836	7,817	34,045
2025 Estimate	840	7,795	33,931

Income

2025 Est. Average Household Income	\$162,097	\$139,341	\$119,056
2025 Est. Median Household Income	\$134,278	\$116,585	\$99,128

Tenant Overview



BASKING RIDGE, NEW JERSEY
Headquarters



2000
Founded



NASDAQ: VZ
Stock Symbol



±2,330
Locations



VERIZON.COM
Website

Verizon is the largest wireless telecommunications provider in the United States. The company offers the largest 4G LTE network in America and the nation's largest high-speed 3G network. For residential customers, Verizon FiOS is America's largest 100% fiber-optic network to the home, providing the nation's fastest, most consistent and most reliable Internet service, as well as TV with the best picture quality. For large businesses, Verizon is a global IP leader, operating one of the world's most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate around the globe. Approximately 99% of the U.S. population is covered by Verizon's 4G LTE, and more than 230 million people are covered by 5G Nationwide.

CELLULAR SALES — Recognized as one of the largest Verizon Wireless retailers in the United States, Cellular Sales was founded in Knoxville, TN in 1993 by University of Tennessee graduates, Dane and Meg Scism. The company employs over 7,000 people and is currently operates nearly 800 locations across 41 states. The Knoxville area is home to 17 of Cellular Sales' Verizon Wireless retail locations, from Harriman in the west to Jefferson City and Newport in the east.

Property Photos



Location Overview

A map of the Chicago area showing the Verizon service area. The Verizon logo is prominently displayed in the center, with a red star icon above it. The map includes major highways (Interstates 90, 55, 54, 88, 80, 94) and various cities and towns. A red circle with a white star is located near the Verizon logo. A red double-headed arrow is shown in the top right corner, indicating the distance to Lake County Fairgrounds.

9 Miles
to Lake County Fairgrounds

14 Miles
to Six Flags Great America

31 Miles
to Chicago O'Hare International Airport

50 Miles
to Downtown Chicago

CHICAGO METROPOLITAN AREA

2.7 million residents. Movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros. Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.

[exclusively listed by]

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